

056.A

0001

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

239,100 / 239,100

USE VALUE:

239,100 / 239,100

ASSESSED:

239,100 / 239,100



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 1  |        | OLD COLONY LN, ARLINGTON |

## OWNERSHIP

Unit #: 10

|          |                                |
|----------|--------------------------------|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC |
| Owner 2: |                                |
| Owner 3: |                                |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R5   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           | 0         | 0.         | 0.00       | 6039 |       |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 239,100        |            |            | 239,100     |                   | 149823    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/10/17  |

Source: Market Adj Cost Total Value per SQ unit /Card: 327.53 /Parcel: 327.5 Parcel ID 056.A-0001-0010.0

!4661!

## USER DEFINED

Prior Id # 1: 149823

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

4661

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

| TAX DISTRICT    |           | PAT ACCT. |                            |
|-----------------|-----------|-----------|----------------------------|
| Grantor         | Legal Ref | Type      | Date                       |
| CARR DAVID W/EX | 61727-310 | 5/2/2013  | Mult Lots 20,035,000 No No |
| WILFERT DAVID P | 61727-298 | 5/2/2013  | Mult Lots 99 No No         |
|                 | 18249-339 | 6/1/1987  | No No N                    |

## BUILDING PERMITS

| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date     | Result | By  | Name    |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|----------|--------|-----|---------|
| 10/10/2017 |        |         |        |     |            |          |            |         | Measured |        | DGM | D Mann  |
| 5/6/2000   |        |         |        |     |            |          |            |         |          | 197    |     | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA / / /

